

95522

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lee Oris Ridgley and Opal I

Ridgley
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael James Parazoo, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point on the Westerly line of California Avenue, 50 feet South of the Northeast corner of Lot 4 in Block 104, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence West 130 feet; thence South 6 feet; thence East 30 feet; thence South 13°33' East 40.2 feet; thence East 40.2 feet; thence South 63°33' East 101.5 feet, more or less, to the Westerly line of California Avenue; thence North 90 feet to the point of beginning.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of December, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Lee Oris Ridgley
Opal I. Ridgley

STATE OF OREGON, } ss.
County of Klamath }
December 6, 1974

Personally appeared the above named Lee Oris Ridgley and Opal I. Ridgley

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Enver Bozgoz

Notary Public for Oregon
My commission expires 1-18-76

STATE OF OREGON, County of } ss.
December 6, 1974

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Mr. and Mrs. Lee Oris Ridgley
5542 Balsam Drive
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Michael J. Parazoo
630 California Avenue
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Enver Bozgoz
260 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Michael J. Parazoo
630 California Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of December, 1974, at 4:40 o'clock P.M., and recorded in book 1174 on page 15608 or as file/reel number 95522.

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

By Hazel J. J. Deputy
Recording Officer

FEE \$ 2.00

RECEIVED DEC 6 - 1974